Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

2/2A Scotch Parade Chelsea VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$990,000	&	\$1,050,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$905,000	Prope	erty type	pe House		Suburb	Chelsea
Period-from	01 Nov 2019	to	31 Oct 2	2020	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

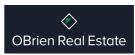
Address of comparable property	Price	Date of sale
3/33 Swanpool Avenue Chelsea VIC 3196	\$1,025,000	30-Jun-20
26A Randall Avenue Edithvale VIC 3196	\$990,000	12-Nov-20
23 Randall Avenue Edithvale VIC 3196	\$1,054,000	16-Jul-20

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 30 November 2020





Ebony Warnecke

M 0452093030

E ebony.warnecke@obrienrealestate.com.au

3/33 Swanpool Avenue Chelsea VIC Sold Price 3196

\$1,025,000 Sold Date 30-Jun-20

4

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₩ 3

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Distance

1.13km



26A Randall Avenue Edithvale VIC Sold Price 3196

**\$990,000 Sold Date 12-Nov-20

= 4

Distance

1.45km

Open for inspection policy.

23 Randall Avenue Edithvale VIC 3196

Sold Price **\$1,054,000 UN Sold Date

■ 3 \$ 2 Distance

RS = Recent sale

UN = Undisclosed Sale

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